## Surveyor's certificate

I hereby certify that the plat of CH 34, Township 33 North, Range 1 East W that the monuments have been set and the at of CHERRY HILL, DIV. 3, is based upon an actual survey of Section East W.M.; that the courses and distances are shown correctly thereon; and the lot and block corners staked correctly on the ground; and that I jions of the statutes and platting regulations.

# TREASURERS' CERTIFICATES

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

Jouglas Merriman, an, City Finance Director

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year **200** 2.

Maxine R. Sauter, Island County Treasurer Deputy Treasurer

and approved this

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Part

day of

**APPROVALS** 

hereby certify that the plat of CHERRY HILL Harbor Planning Commission this 2000 day of \_\_\_\_\_\_\_\_ M. Bruce Van Tassell, Chairman

200**%** Approved by the City Council of Oak Harbor, Washington, this 20th

Rosemary Morrison, Clerk Patricia A. Cohen, Mayor

## AUDITOR'S CERTIFICATE

Records of Island County ASPENIMADE HONE in Volume 13 of Plats, pa r Auditor's File No. 4/9/40:

CERTIFICATE OF TITLE Magania . Island County Auditor WBCH 18M Records of Island County, Washington

### Recorded \_\_\_\_\_under Auditor's File No.

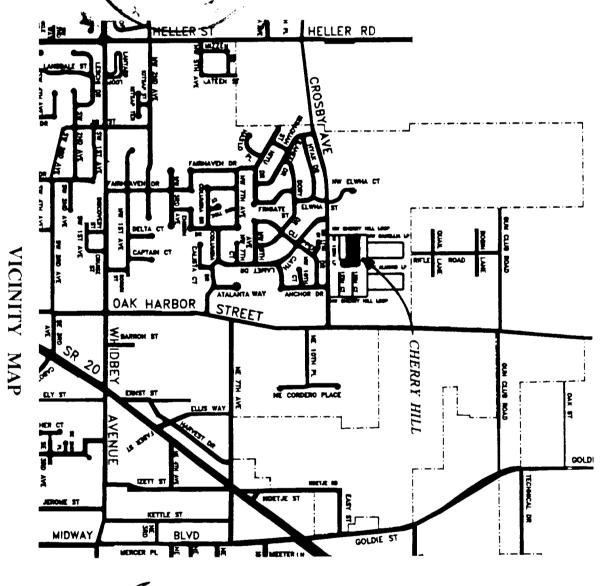
LAND DESCRIPTION

on of I.C. Parcel No. R13334-461-4830

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 33 North, Range 1

East W.M. described as follows

Beginning at the Northwest corner of the plat of Cherry Hill, Div. 1, according to the plat thereof Beginning at the Northwest corner of the plat of Cherry Hill, Div. 1, according to the plat thereof recorded in Volume 13 of Plats, pages 186 through 189, under Auditor's File No. 20002249, records of Island County, Washington; thence N. 88° 15: 15" W, along the South line of the plat of Cherry Hill, Div. 2, according to the plat thereof recorded in Volume 13 of Plats, pages 210 through 212, records of said Island County, a distance of 456.92 feet to the East margin of NW Cherry Hill Loop as shown upon said plat of Cherry Hill, Div. 2, said point lying upon a curve to the right, the radius point of which bears N. 88° 56° 52° 42°, a distance Southerly, along said curve to the left; thence S. 6° 28° 50" W, along said East margin, a distance of 13.28 feet to the beginning of a curve to the left; thence Southerly, along said East margin, a distance of 5° 59′ 48°, a distance of 84.97 feet; thence S. 3° 30′ 58° E, along said East margin, a distance of 20.21 feet to the beginning of a curve to the right; thence Southerly, along said East margin and said curve to the right, having a radius of 513.00 feet, through an arc of 4° 30′ 56°, a distance of 40.43 feet; thence S. 88° 15′ 15° E. 331.84 feet, thence S. 1° 44′ 45° W 46.66 feet, thence S. 88° 15′ 15° E. 123.53 feet; thence N. 1° 44′ 45° E. 253.80 feet to the Point of Recinning. ing. d in Oak Harbor, Island County, Washington



# EASEMENT RESERVATIONS 1. UTILITY EASEMENT: An easem

to Puget Sound Energy, Inc., Verizon Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and AT&T Cable, together with their respective successors and assigns, under and upon the Private Streets, Tract A and the lots as shown hereon, in which to install, lay, construct, renew, operate and maintain underground and overhead conduits, water lines and sewer mains, cables, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with underground electric, telephone, water, sanitary sewer, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated. An easement is also reserved to the U.S. Postal Service for the installation, maintenance and replacement of post box facilities (see Article XIII of the Declaration of Covenants, Conditions and Restrictions referenced herein for further description of easements) of the Declaration of Covenants, Cou for further description of easements).

granted to Puget Sound Energy, Inc., Verizon Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and AT&T Cable, together with their respective successors and assigns, under and upon Tract A and Lot 47, as shown hereon, in which to install, lay, construct, renew, operate and maintain underground and overhead conduits, cables, water lines and sewer mains, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with underground electric, telephone, water, sanitary sewer, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated (see Article XIII of the Declaration of Covenants, Conditions and Restrictions referenced water, sanitary sewer, gas and ca to enter upon the lots and tracts a XIII of the Declaration of Covena herein for further descriptions of ea

3. ACCESS EASEMENT: An easement is hereby reserved for and granted to lot owners, the City of Oak Harbor and to the public for ingress and egress over and across Tract "A", identified hereon as (Private Street), including pedestrian access along all pathways as constructed and as shown within the PRD Plan. Access rights of the public are subject to the rules and regulations of the Cherry Hill Community Association. The maintenance of all Private Streets and community landscaping is the responsibility of the Cherry Hill Community Association (see Declaration of Covenants, Conditions and Restrictions referenced herein)

#### DEDICATION

KNOW ALL MEN by these presents that we, the undersigned owners and mortgage holders of the land hereby platted, declare this plat and grant to the use of the Cherry Hill Community Association forever all private streets and avenues shown hereon and use thereof for all purposes not inconsistent with the use thereof for highway purposes, also the right to make all necessary slopes for cuts and fills upon hereon. Also the right to drain the streets and avenues over, and across any lot, tract or lots where water might take a natural course after the street is graded. Granted hereby is a waiver of all claims for damages against the Cherry Hill Community Association which may be occasioned to the adjacent lands within the plat by the established construction, drainage and maintenance of said streets. The maintenance of all private streets shall be the responsibility of the Cherry Hill Community Association. All mineral rights to the property herein described are hereby retained by the Declarant.

A Declaration of Covenants, Conditions and Restrictions applying to all lots in this plat are recorded under Auditor's File No.

IN WITNESS WHEREOF we have hereunto set our hands and seals this **22.1d**. day of

Aspenwood H my B Whidbey Island Bank

#### **ACKNOWLEDGMENTS**

STATE OF WASHINGTON 

County of Island

I certify that I know or have satisfactory evidence that Daniel J. Phelps is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Aspenwood Homes, Inc., to be the free and voluntary act of such corporation for the uses and purposes matterial the instrument. Notary Public in and for the State of Washington.

My appointment expires 11-26-03

Dated 2/22/02

STATE OF WASHINGTON

County of Island } ss.

I certify that I know or have satisfactory evidence that **Lovid & Jahren** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as **37 Nic Ars** of Whidbey Island to be the free and voluntary act of such party for the uses and purposes mentioned in the instance. o is the Washington

Dated: 214/02

Notary Public in and for the State of Washington My appointment expires 10-1-03

STATE OF WASHINGTON

I certify that I know or have satisfactory evidence that Robert P. Fakkema and Susan M. Fakkema, his wife, and Oscar J. Bakke are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

County of Island

Notary Public in and for the State of Washington My appointment expires 11-36-03

Dated

12-22-01



#### PLATA PRD IN SECTION 34, TWP. 33 N., R. OAK HARBOR, WASHINGTON OF CHERRY HILL, 1 E.W.M. DIV. S

R.P. Fakkema & Co.

4 DWG NO SHEET NO. 1 of 3 94.05

GENERAL NOTES

1. Bearing system is b

2. Certification, as cc Bearing system is based upon the Washington Coordinate System, North Zone. Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.

All lot corners are marked upon the ground with an iron pin and plastic cap marked "RPF LS 8947" unless noted otherwise.

Survey equipment used for field survey is a Topcon GTS-3 with retro prisms [+/- (5mm+3ppm), +/-

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Tract "A" is designated as community owned space and private street, and is to be owned and maintained by the Cherry Hill Community Association.

Storm drain maintenance and cleaning will be the Cherry Hill Community Association's responsibility, and must be maintained to the City's Best Management Practices standards

575121

2-22-0 REVISIONS

RPF

P 0. BOX 737, OAK HARBOR, WA 98277 TEL & FAX (206) 675-7409

DATE 17 NON 01

575121

See Sheet 2

575121

4014051 03